

Downtown Riverfront and Central Corridor

# SAINT PAUL 2015

The Most Livable City in America



Mayor Christopher B. Coleman, City of Saint Paul

## SAINT PAUL 2015

### Saint Paul Economic Development Partnership:

Capital City Partnership  
City of Saint Paul  
Saint Paul Area Chamber of Commerce  
Saint Paul Convention and Visitors Authority  
Saint Paul Port Authority  
Saint Paul Riverfront Corporation

For more information, contact the City of Saint Paul Department of Planning and Economic Development, 651.266.6549  
[www.stpaul.gov](http://www.stpaul.gov)

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In the midst of one of the toughest economic climates in decades, obstacles are presented that few of us have seen. Our vision of what downtown Saint Paul and Central Corridor will be in 2015, though, remains clear. Our challenge in these times is to think creatively and strategically to open doors to new opportunities and investments. Fewer resources during this turbulent economy mean we must do business more efficiently, and we must stay focused on the goals we want to achieve.

Saint Paul is built on a strong steady foundation, and the financial investments that have been made over the past several years have positioned us to be a powerful economic force that drives change in our region. Ours is a city of rich tradition, strong values and a unique sense of place. That ethic can be seen in our commitment to the river, historic and cultural landmarks, and our diverse cultures and time-honored traditions. Now is the time to build on these assets to maximize the benefits for our city's future. Construction will begin soon on the Central Corridor Light Rail project, a \$1 billion economic stimulus that will be the spine of a multi-modal transportation system linking Saint Paul and Minneapolis to northern Minnesota, Wisconsin, and the economic centers of the Midwest.

Beyond a transportation project, Central Corridor represents another \$1 billion in development opportunity along the University Avenue corridor, creating jobs, business, and new housing. At the start of the line, Union Depot will once again become a vital regional transportation hub with high speed rail direct from Chicago.

With massive investments in our health care institutions, new night life and music festivals, redevelopment in historic downtown high rises like the First National Bank Building, and developing plans for the Penfield that include a new, full-service grocery store, downtown is becoming a destination for business, home, and play.

As cities have been the historic driver of our nation's economy, Saint Paul is reestablishing itself as a key component of our region's economy. We are doing it while respecting the values of our historic neighborhoods and reclaiming the Mississippi River as the lifeblood of this great city.

The projects outlined in our vision for 2015 represent once-in-a-lifetime opportunities that will change the face of Saint Paul. With this road map, we stand ready to take advantage of investments coming back to America's cities, and, through our collective resources, Saint Paul will drive economic growth in the region.

A handwritten signature in black ink, reading "Christopher B. Coleman".

**Christopher B. Coleman**  
Mayor of Saint Paul

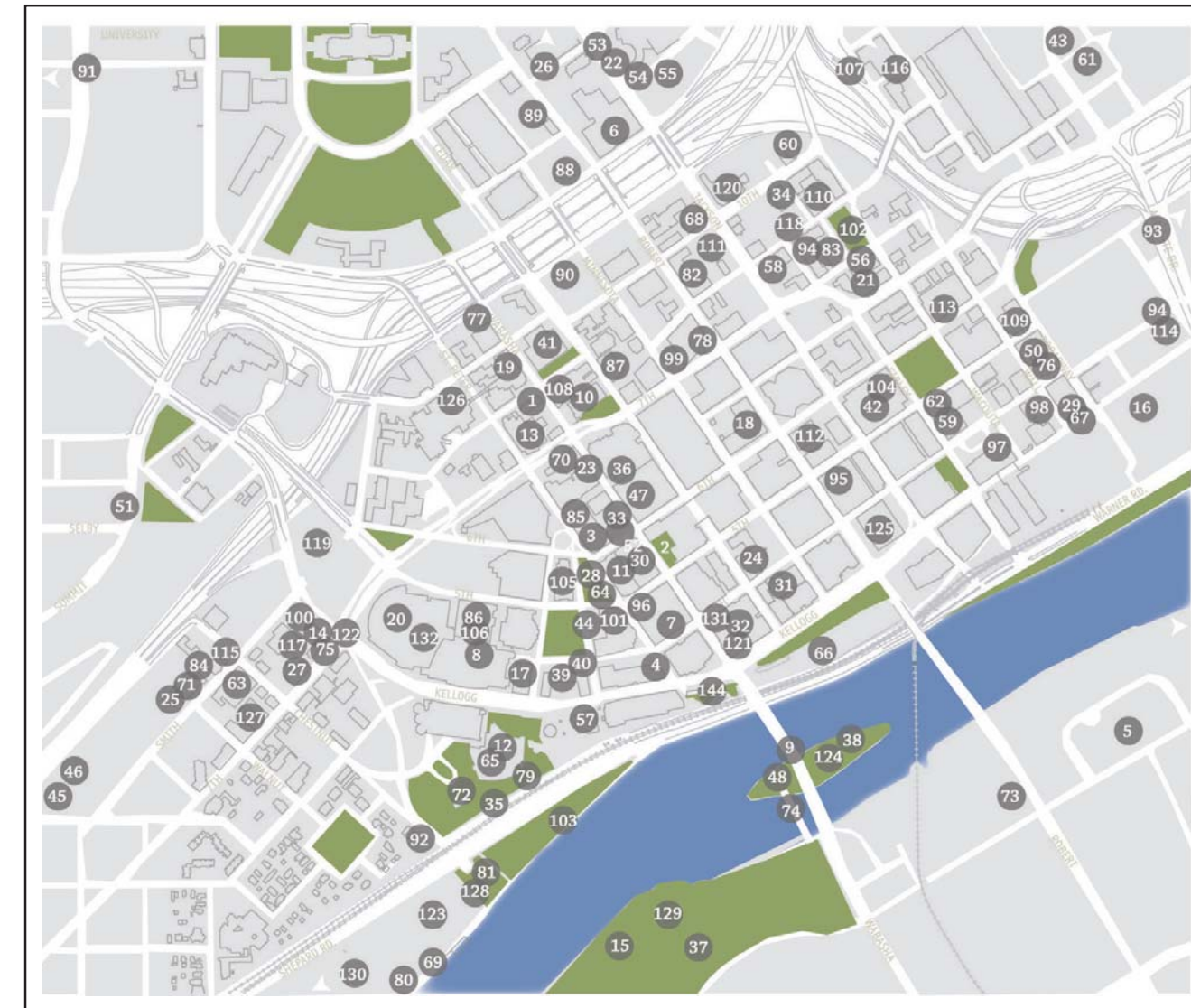


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## A Decade of Investment: 1998-2008

Confidence in Saint Paul's future has led to significant investment in Minnesota's capital city. Great schools, a skilled workforce, beautiful parks and a mighty river have all helped attract nearly \$3 billion in downtown and neighborhood investment since 1998.

An additional \$3 billion of planned investment through 2015 makes Saint Paul the economic driver for the east metro region – and one of the most livable cities in America.

Data and map courtesy of  
Capital City Partnership

## A Foundation for Success

### 1998 In Millions

- 1 Central Towers Rehab 8.0
- 2 Ecolab Plaza 13.0
- 3 Hamm Building Renovation 15.0
- 4 Jemne Building Renovation 1.0
- 5 Media One Renovation 10.0
- 6 Minnesota Department of Revenue 75.0
- 7 City Hall Annex Renovation 4.6
- 8 RiverCentre 77.5
- 9 Wabasha Bridge 35.0
- 10 World Trade Center Ramp 13.5
- 11 Lawson Commons & Ramp 101.0

### 1999

- 12 Science Museum of Minnesota 100.0
- 13 Ramsey County Juvenile Justice Ctr. 19.7

### 2000

- 14 Holiday Inn RiverCentre 10.5
- 15 Harriet Island Redesign - Phase I 14.5
- 16 Lafayette Parking Lot 3.0
- 17 Minnesota Club Redesign 7.0
- 18 Minnesota Life Building 102.0
- 19 Minnesota Business Academy 6.0
- 20 Xcel Energy Center 175.0
- 21 Wacouta Commons - Phase I 25.0
- 22 Regions Hospital 82.0
- 23 Rivertown Market Grocery .7
- 24 St. Paul Athletic Club 8.6
- 25 Nasseff Heart Hospital & Ramp at United 23.0

### 2001

- 26 Capitol Heights Housing 4.5
- 27 Cossetta Restaurant 4.0
- 28 Firststar Site Demolition 2.0
- 29 James J. Hill Building 24.0
- 30 Lawson Ramp Retail 2.1
- 31 Capital City Plaza Garage 20.0
- 32 Radisson Hotel Renovation 10.0
- 33 Wabasha Court Acquisition/Demolition 3.2
- 34 Renaissance Box 1.8
- 35 Shepard Road Realignment 30.0
- 36 Wells Fargo Rehab 16.0
- 37 Target Stage – Harriet Island 1.0

### 2002

- 38 Schubert Band Shell 2.0
- 39 Central Library Rehab 16.0
- 40 RiverCentre Skyway Tunnel 10.7
- 41 Music Tech 3.5
- 42 Galtier Plaza Retrofit 3.0
- 43 Ramsey County Law Enforcement Ctr. 61.0
- 44 Streetscape Redesign 21.0
- 45 United Hospital Parking Ramp 14.0
- 46 United/Children's Hospital Addition 41.0
- 47 Marshall Field's Renovation 22.0
- 48 Minnesota Boat Club 1.0
- 49 Drake Marble Building 11.0
- 50 St. Paul Farmers' Market 3.7
- 51 Cathedral of Saint Paul 35.0
- 52 Fhima's 2.1
- 53 Regions Hospital Breast Health Care .62
- 54 Regions Hospital Cancer Care Center 1.2
- 55 Regions Hospital Surgical Specialty Clinic 2.1
- 56 Wacouta Commons - Phase II 26.6

### 2003

- 57 Biomass Cogeneration Plant 55.0
- 58 Workforce Bldg. Housing Renovation 19.3
- 59 American House 1.3
- 60 North Quadrant District Cooling Station 13.0
- 61 Bureau of Criminal Apprehension 58.0
- 62 Straus Apartment Renovation 13.0
- 63 West 7th Street Parking 10.0
- 64 Landmark Plaza 4.2
- 65 Mississippi River Visitor Center .84
- 66 Shepard Road Renovation 6.5
- 67 Great Northern Lofts - James J. Hill Bldg. 27.0
- 68 Produce Exchange Building 32.6
- 69 Xcel Energy Flood Wall 3.0
- 70 MN Children's Museum Rooftop ArtPark 1.3
- 71 John Nasseff Neuroscience Institute 1.5
- 72 Science Museum Science House 1.0
- 73 U.S. Bancorp Operations Center 79.2
- 74 Raspberry Island Bridge 1.6
- 75 The Liffey 1.8

### 2004

- 76 St. Paul Farmers' Market Expansion 2.2
- 77 Saint Paul Public Housing Agency 15.0
- 78 Block 19 Ramp 18.5
- 79 Science Museum Environmental Park 2.5
- 80 Samuel H. Morgan Regional Trail 3.0
- 81 Upper Landing Park - Phase I 3.0
- 82 Rossmore Building Condos 8.6
- 83 Ninth Street Lofts 12.9
- 84 John Nasseff Neuroscience Institute II 18.0
- 85 Saint Paul Chamber Orchestra 2.0
- 86 Roy Wilkins Dance Space 1.25

### 2005

- 87 Minnesota Public Radio Headquarters 46.0
- 88 MDA - MDH Lab Building 60.0
- 89 Orville Freeman Office Building 74.0
- 90 Elmer L. Anderson Human Svcs. Bldg. 101.0
- 91 BioScience Center 19.0
- 92 Armstrong Quinlan House 2.7
- 93 Vento Nature Sanctuary 10.0
- 94 Lyon's Court, Senior Housing 9.7
- 95 Gander Mountain 1.8
- 96 Lowry Lofts 34.0
- 97 Union Depot Lofts 8.4
- 98 Lot 270 9.6
- 99 Northern Furniture Building Exterior Ren. 1.0
- 100 Holiday Inn Ramp 4.5
- 101 The Saint Paul Hotel Renovation 10.0
- 102 Wacouta Commons Park 1.2
- 103 Upper Landing Park 3.0
- 104 LoTo 2.4
- 105 Conservatory for the Performing Arts 2.0
- 106 Roy Wilkins Renovation 2.0
- 107 HealthPartners Specialty Care Center 22.0

### 2006

- 108 Fitzgerald Condominiums 2.5
- 109 Crane-Ordway Building Renovation 11.7
- 110 Wacouta Commons - Phase IV 27.0
- 111 Tenth & Jackson Lofts 55.0
- 112 Metropolitan Council HQ Renovation 16.4
- 113 River Park Lofts 30.0
- 114 Lowertown Bluffs 18.4
- 115 John Nasseff Specialty Care Center 18.0
- 116 HealthPartners 435 Building 13.0
- 117 Holiday Inn RiverCentre Addition 1.5

### 2007

- 118 Printers Row - Phase I 23.0
- 119 Smith Avenue Transit Center 25.0
- 120 Embassy Suites Hotel Renovation 4.0
- 121 Crown Plaza Renovation 4.5
- 122 Holiday Inn RiverCentre Renovation 1.0
- 123 Upper Landing Housing 175.0

### 2008

- 124 Raspberry Island Restoration 5.0
- 125 Warren E. Burger Federal Courts Bldg. 70.0
- 126 St. Joseph's Hospital Expansion/Renovation 90.0
- 127 West 7th Professional Center 12.0
- 128 Chestnut Plaza 2.4
- 129 Harriet Island - Phase II 13.0
- 130 Xcel Energy High Bridge Plant 380.0
- 131 Commerce Building 10.4
- 132 RiverCenter~Xcel Energy Center Improvements 4.0 annually through 2023

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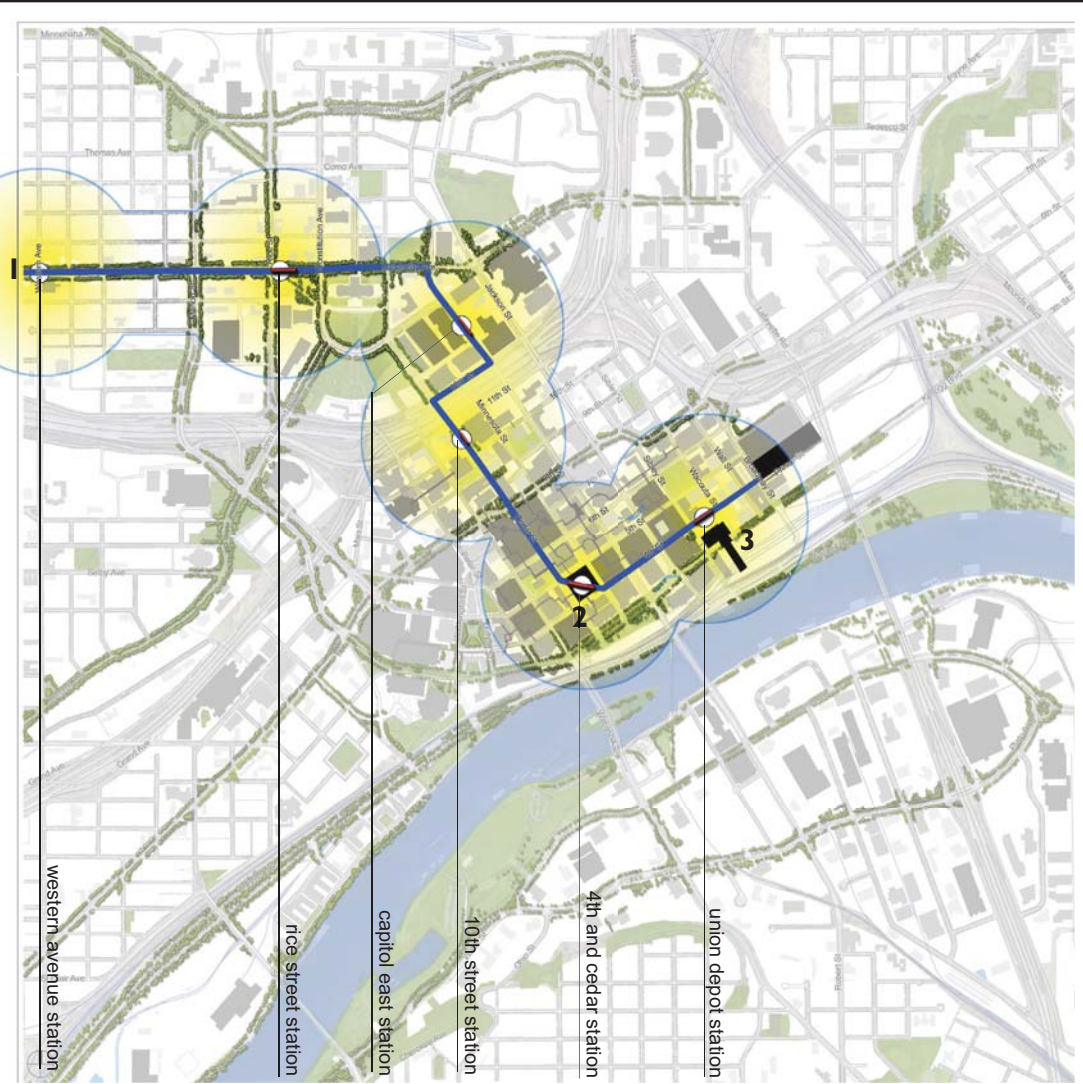
Downtown Riverfront and Central Corridor

## 2015 Project Key:

### 1. Central Corridor Light Rail Transit Line

15 planned station stops; with two significant development sites downtown:

- 2. 4th and Cedar
- 3. Union Depot

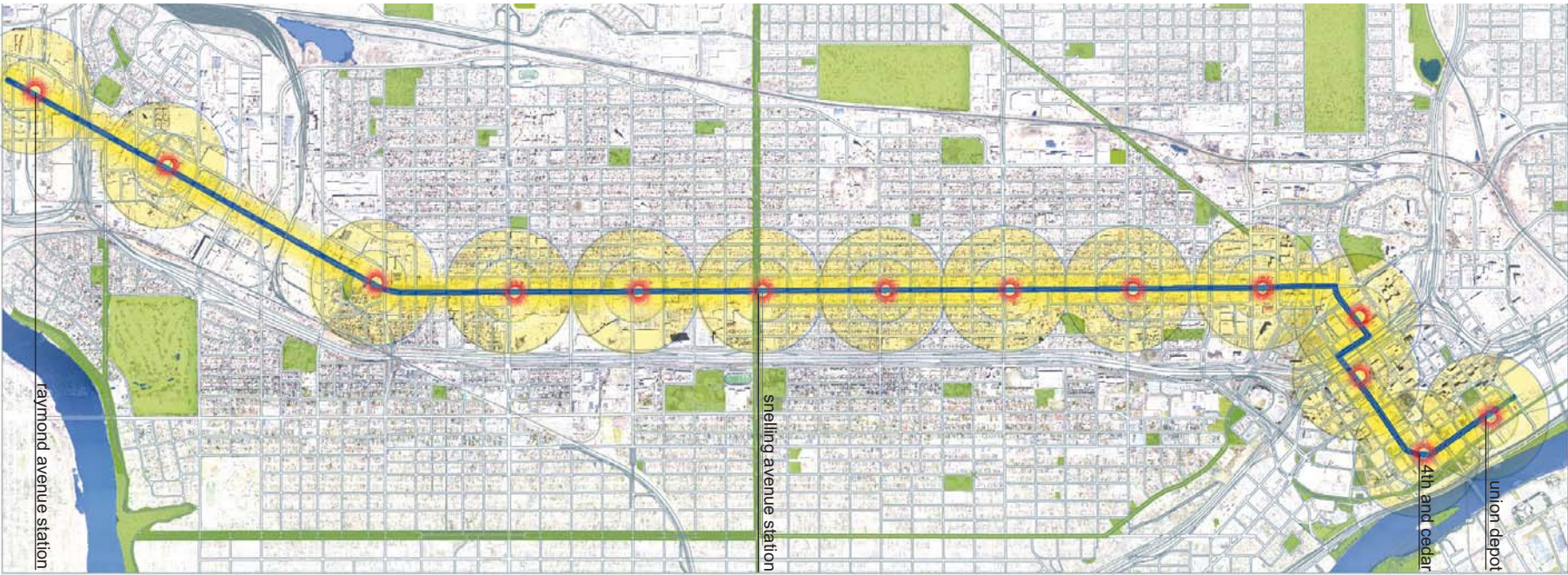


## Central Corridor Light Rail Transit

The 11-mile line represents a \$1 billion economic development opportunity that will be the spine of the East Metro's multi-modal transportation network. Along University Avenue, the Central Corridor light rail line will bring new commercial, residential and retail development, changing the face of Saint Paul. In Lowertown, a state-of-the-art light rail maintenance facility will rise on a portion of the former Diamond Products site.

In downtown, a revitalized Union Depot will be the hub of the region's multi-modal network, linking Saint Paul to economic centers in the Midwest by commuter rail, bus rapid transit, and high-speed rail.

Planning for light rail transit has been a collaborative effort between many partners. Construction is scheduled to begin in 2010, with trains running by 2014.



### Central Corridor LRT Features:

- \$1 billion total project cost
- 11-mile line, with 7 miles in Saint Paul
- 15 planned Saint Paul station stops
- Major development opportunities at 4th and Cedar Streets and the Union Depot in downtown Saint Paul
- Projected Weekday Ridership: 42,000 by the year 2030

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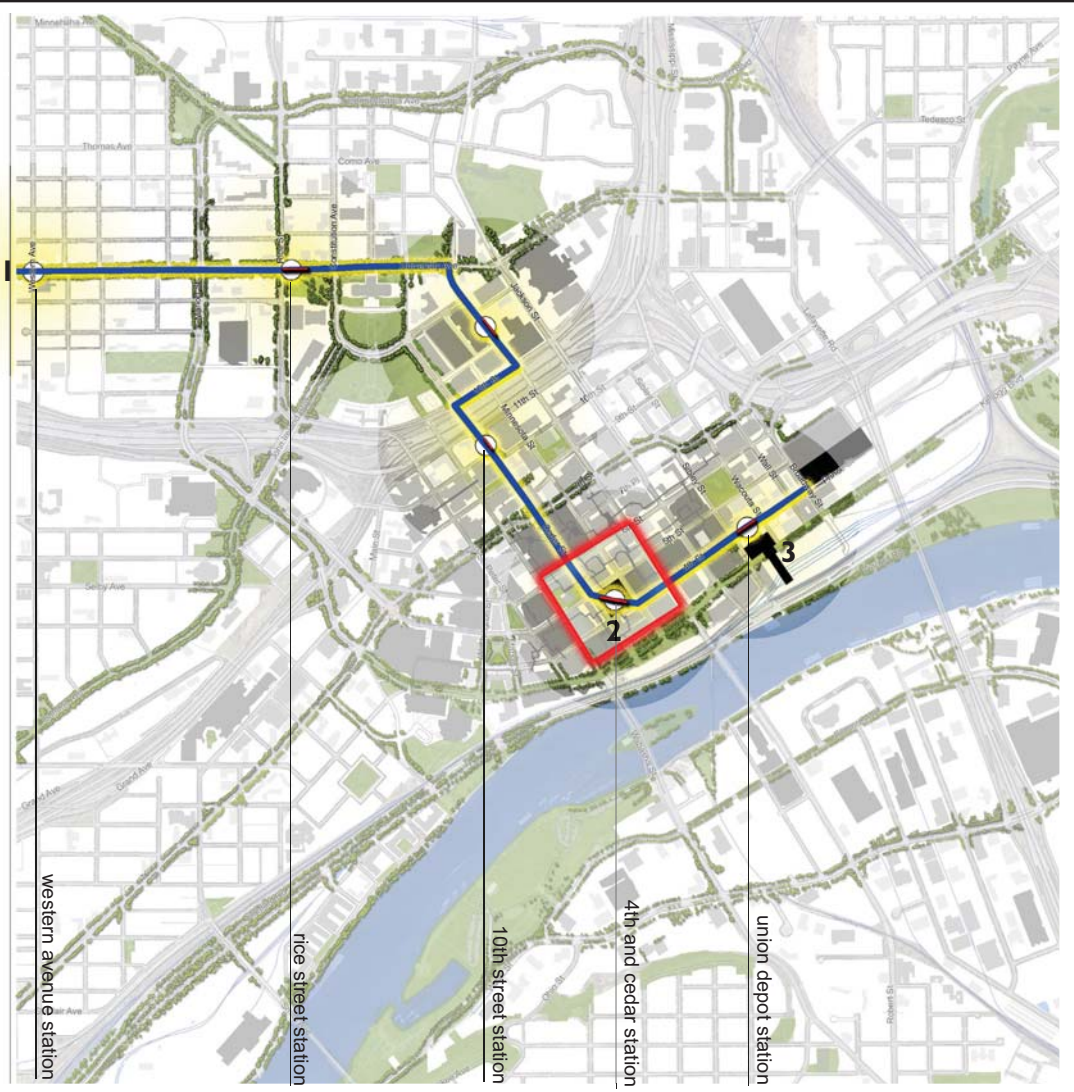


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- 1. Central Corridor Light Rail
- 2. 4th and Cedar
- 3. Union Depot



## 4th and Cedar

The mixed-use, transit-oriented redevelopment of this block will transform a key, under utilized city block in the central business district into a lively urban center, complete with shops, jobs and housing.

The redevelopment of 4th and Cedar will create an activity area where light rail and bus transit converge for tens of thousands of downtown workers and residents and 2 million yearly visitors.

It will showcase best practices for transit development in a northern climate, combining skyways and walkable streets that better connect distinct areas of downtown, including Rice Park and the Minnesota Event District to Lowertown and Mears Park.



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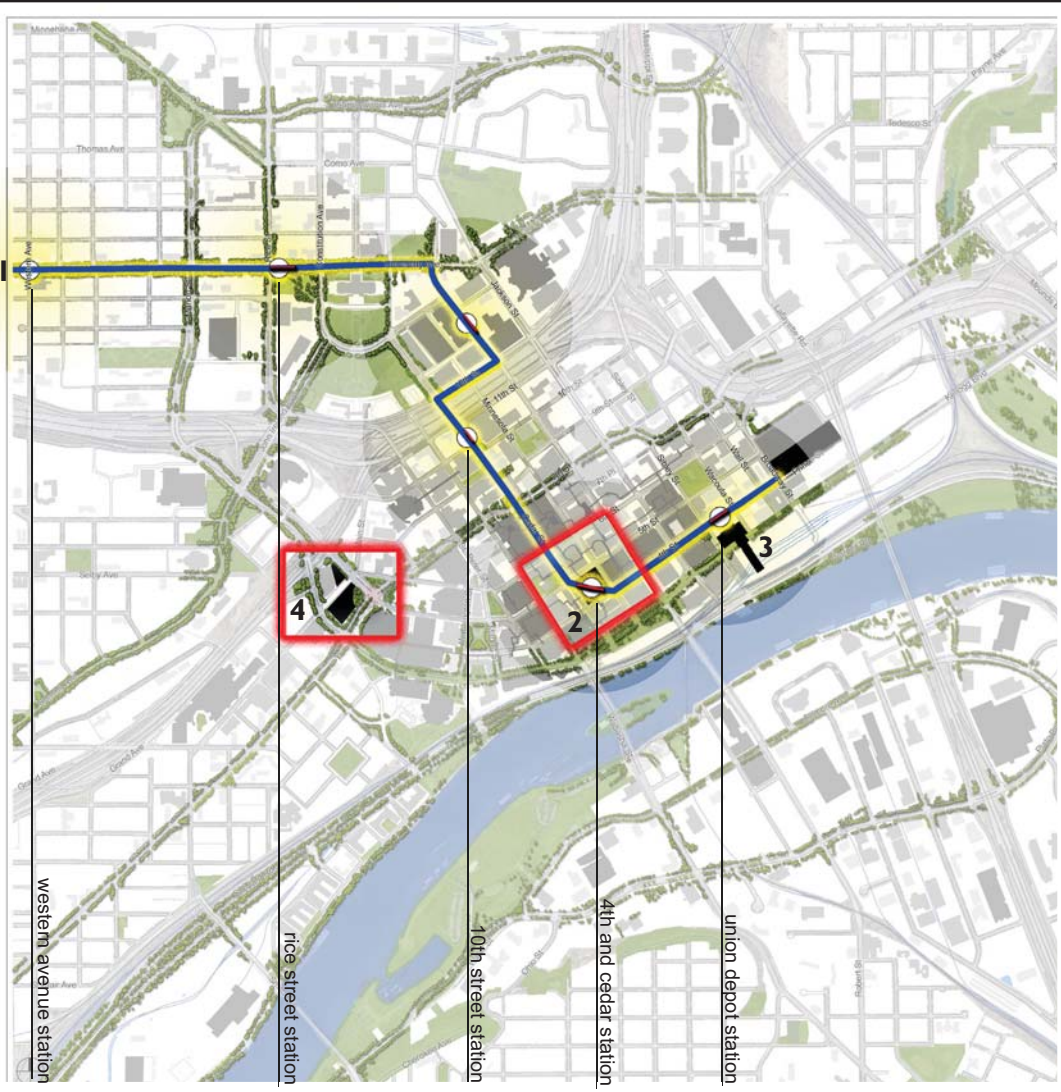


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## 2015 Project Key:

- 1. Central Corridor Light Rail
- 2. 4th and Cedar
- 3. Union Depot
- 4. Minnesota Event District at Seven Corners



## Minnesota Event District at Seven Corners

Development of the Seven Corners area will take the Minnesota Event District to another level of entertainment. A mixed-use development at Cleveland Circle will include a state-of-the-art community ice rink for youth activities in partnership with the Minnesota Wild.

Wide sidewalk promenades and connections to the Xcel Energy Center will continue the “main street feel” along Seven Corners. Educational, retail and commercial tenants will further enhance the Minnesota Event District as a destination for entertainment, youth hockey and conventions.



### Project Features:

- \$10+ million Phase I investment
- 200 estimated construction jobs and 100-200 new jobs when finished
- 2.4-acre site
- Construction begins 2009
- Street-level retail, restaurants, proposed museum and a Minnesota Wild practice facility



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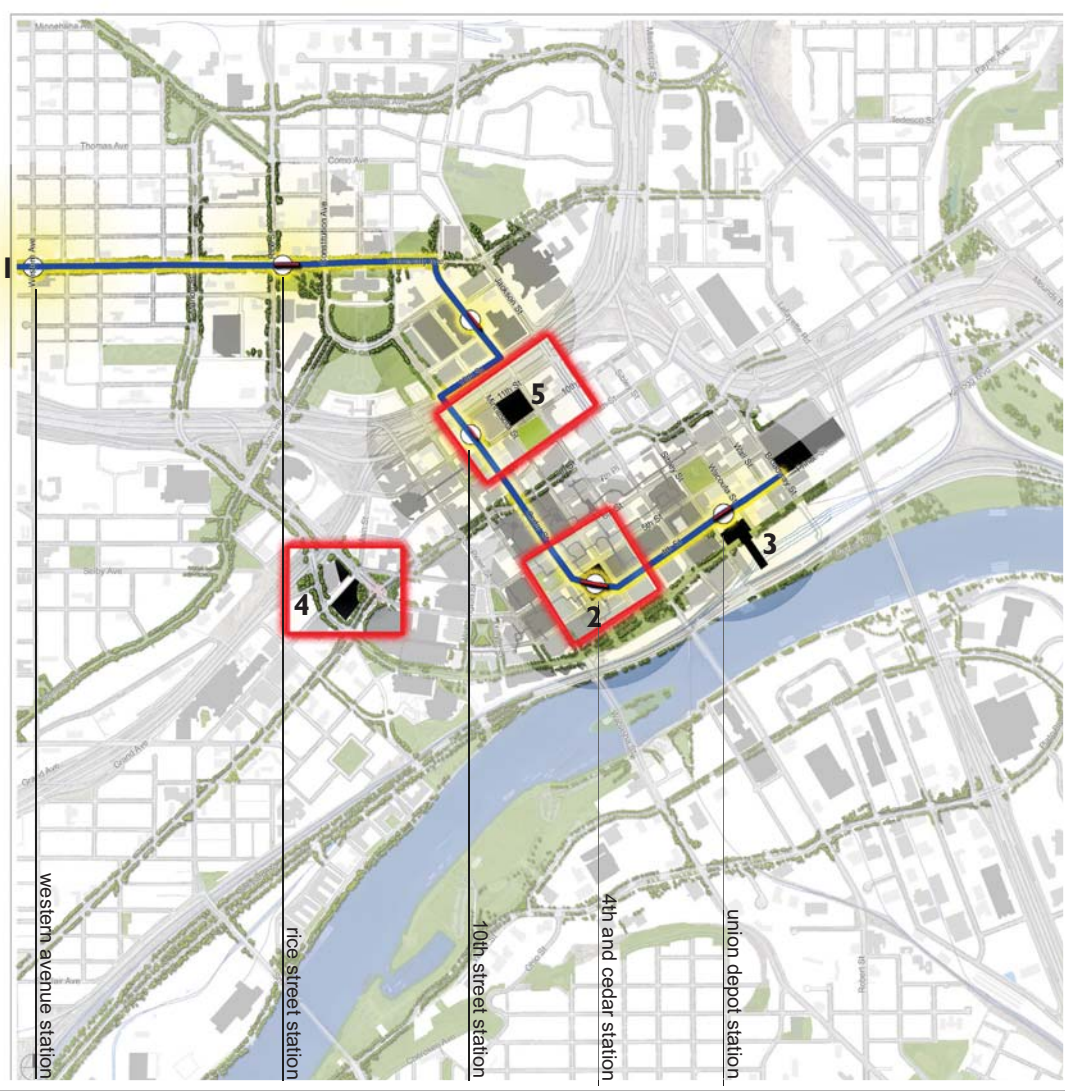


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- 4. Minnesota Event District at Seven Corners
- 5. Penfield ~ Lunds



## Penfield ~ Lunds

Development on this 2.27-acre site will complete downtown Saint Paul's evolution as a full-service residential neighborhood. In addition to offering premier, high-end housing and a new hotel property, Alatus LLC will also bring a 30,000-square-foot Lunds Grocery Store to downtown's growing residential and daytime population.

### Penfield Project Features:

- 208 market-rate apartments
- 167-room Hyatt Select Service Hotel
- 37,000 square feet of commercial retail space; A full-service Lunds Grocery Store will occupy 30,000 square feet at street level.

### Total Development Cost:

- \$88,000,000



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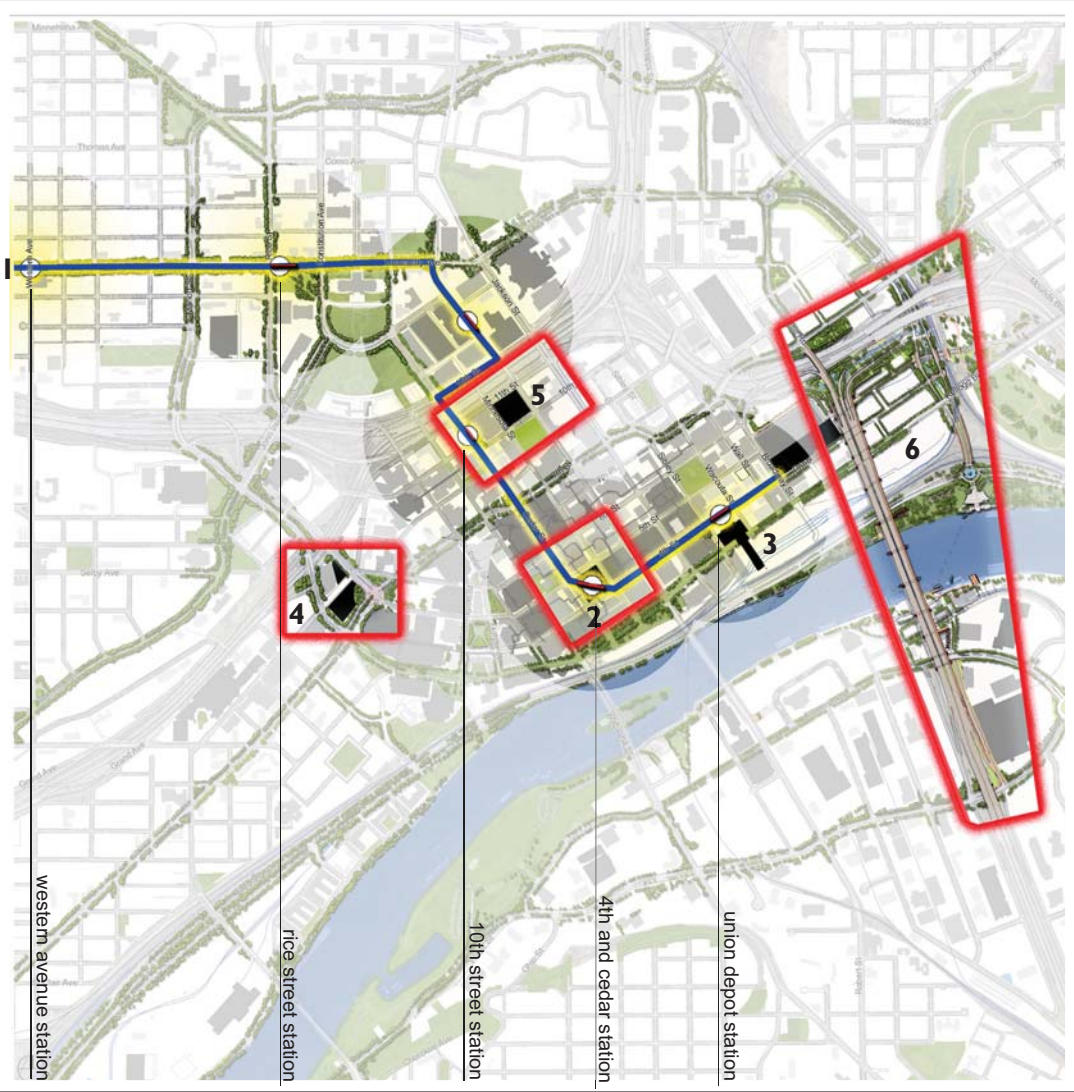


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## Lafayette Bridge

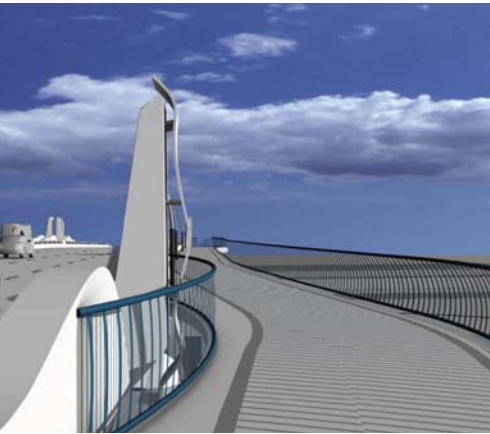
The aging Lafayette Bridge presents an opportunity to re-think the Mississippi River’s gateway to the Capital City and the under utilized Lafayette Bridge corridor – specifically, how it connects to surrounding neighborhoods and supports alternative modes of transportation, including bikes and pedestrians.

Construction to replace the bridge will begin in 2011, with completion scheduled for 2014. Two design concepts, one in concrete and another in steel, have been developed with considerable input from a Citizens Advisory Committee.



## Project Features:

The City of Saint Paul and Mn/DOT, with assistance from the Saint Paul on the Mississippi Design Center, are assessing opportunities around the bridge, including the addition of a bike lane from Plato Boulevard to the new Trout Brook Parkway. Other area improvements include vertical connections to the riverside regional trail system and improvements to East 7th Street between Payne Avenue and Mounds Boulevard. The “daylighting” of Trout Brook stream, construction of a trail from University Avenue to the Mississippi River, and a new riverfront park at the west bank bridgehead are also being considered.



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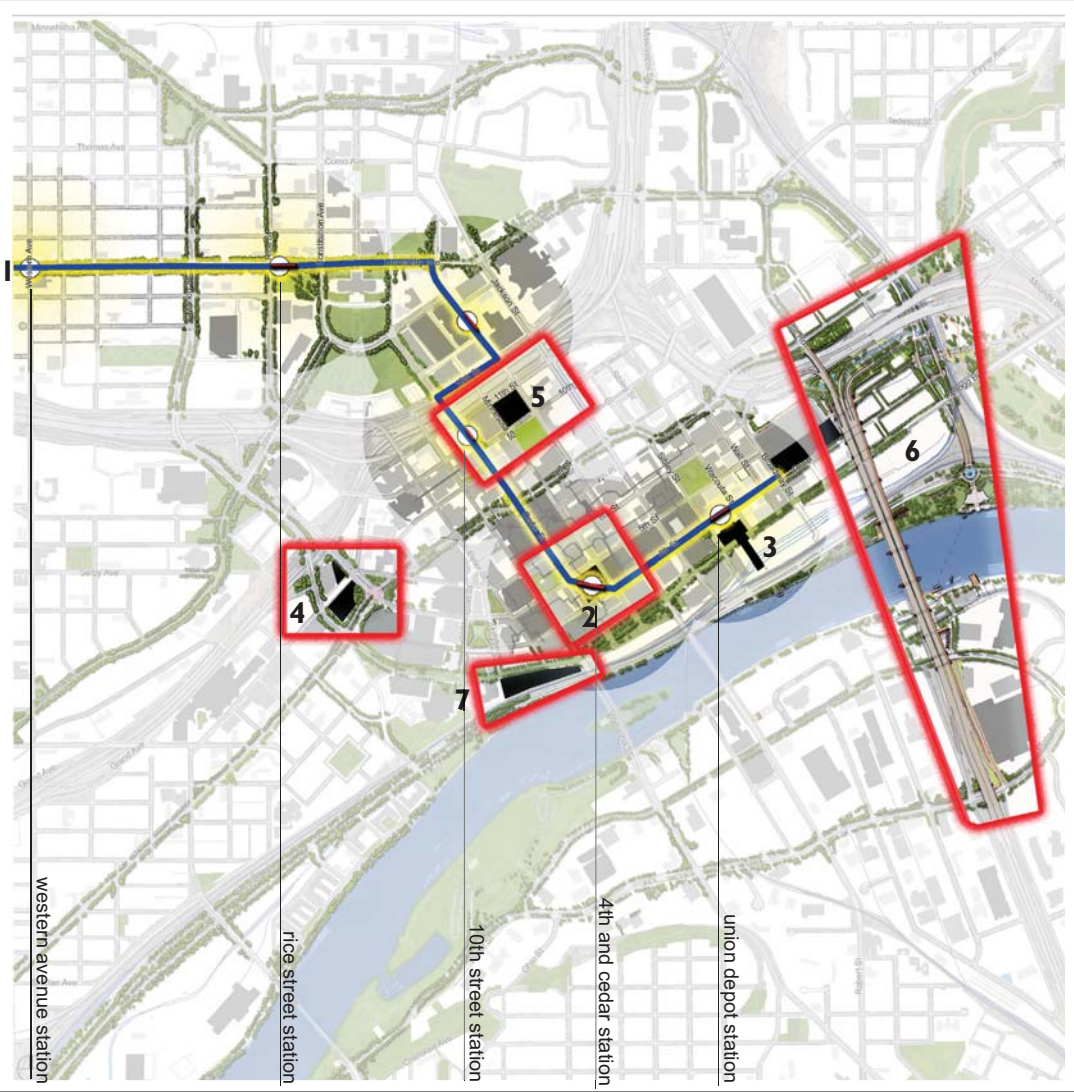


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- 6. Lafayette Bridge
- 7. Ramsey County



## Ramsey County West Properties

Along downtown's bluff sits one of the best development opportunities on the Mississippi River. The vision for this site includes a Class A office tower, convention hotel, and housing development at the site of the former Ramsey County adult detention center and adjacent county office building. Initial estimates suggest this would be a \$200+ million investment in the downtown riverfront.



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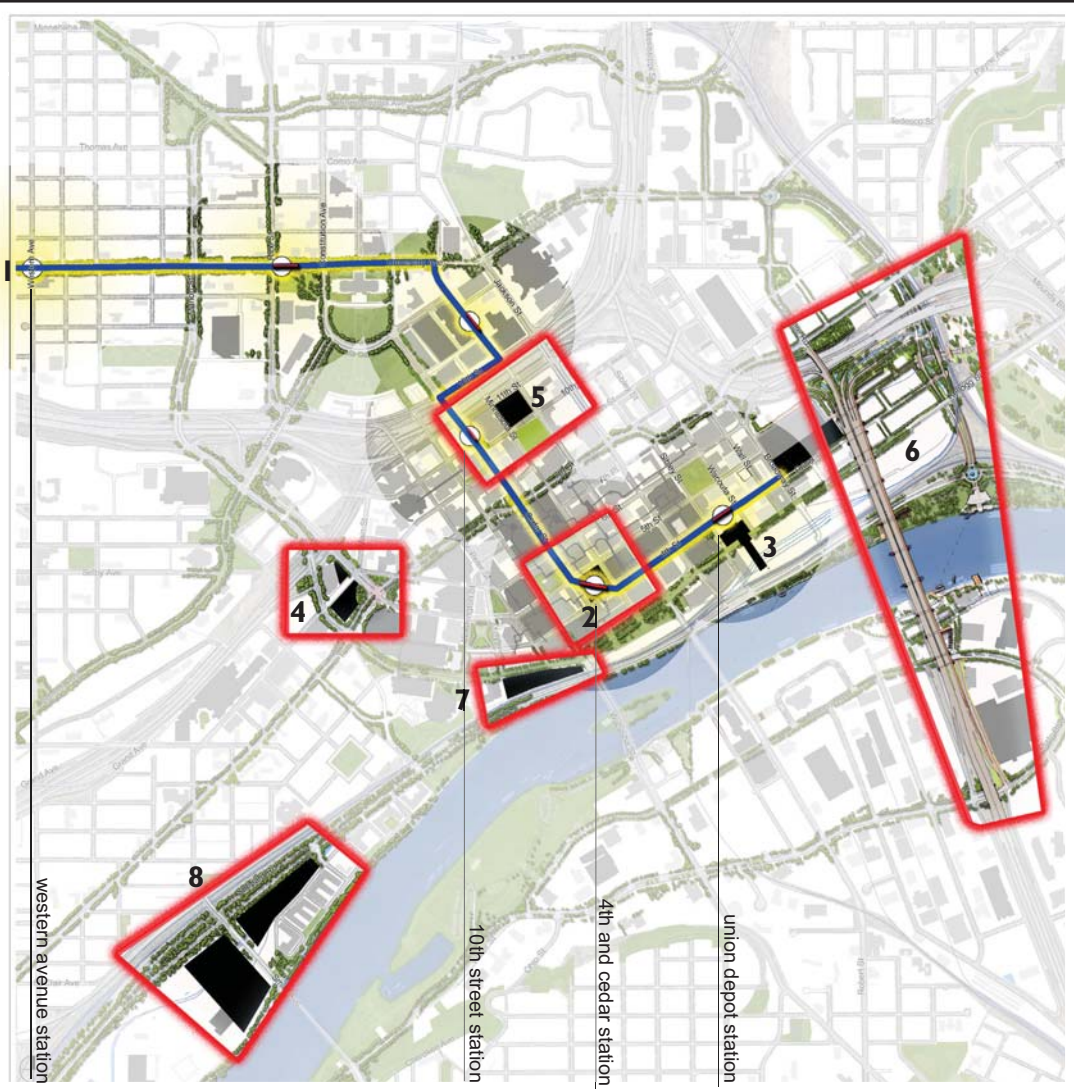


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- 8. **Xcel High Bridge Site**



## Xcel Energy High Bridge Site

Xcel Energy is developing plans that will restore portions of the old Xcel High Bridge Plant site into a riverside park, continuing Saint Paul's effort to create the National Great River Park on the Mississippi River.

Redevelopment of this site will give the growing West Seventh and Upper Landing neighborhoods – and all of Saint Paul – a green, open space for active and/or passive recreation with access to the river. The initiative will transform a former coal-burning power plant into a park asset on the Mississippi.

Construction is expected to be complete by mid-2010.



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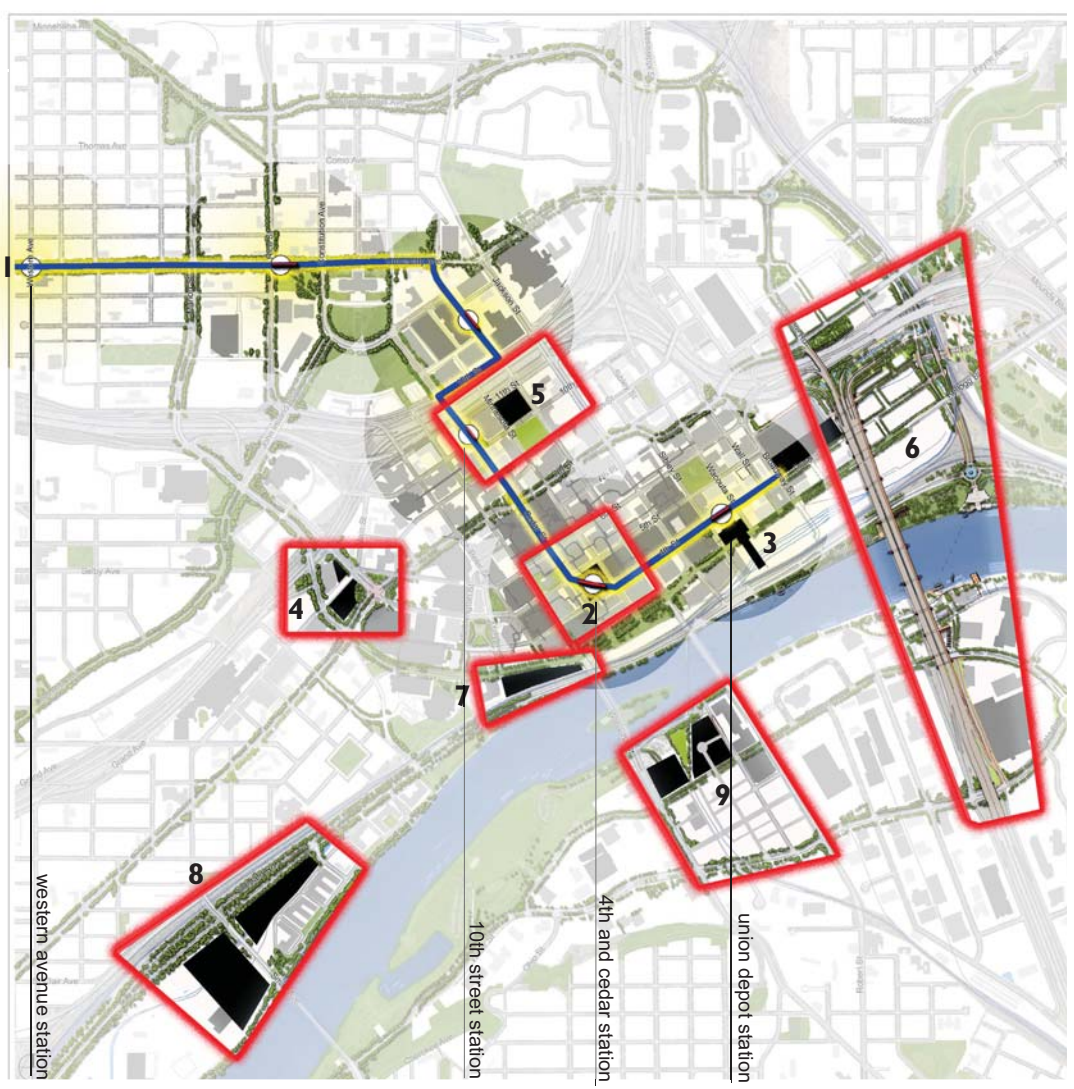


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- 8. Xcel High Bridge Site
- 9. **West Side Flats**



## West Side Flats

The West Side Flats (a 45-acre site bordered by Wabasha Street, Plato Boulevard, Robert Street and the Mississippi River) holds great promise as it is transformed in a way that complements the greater West Side neighborhood and is reconnected to the Mississippi River. Defined by principles outlined in the *West Side Flats Master Plan*, a mix of residential, commercial, entertainment and recreational uses will revitalize this long-neglected section of the Mississippi riverfront.

Phase I of a proposed \$64 million market-rate rental and mixed-use development will soon be constructed on a 3.6-acre riverfront site with views of downtown.



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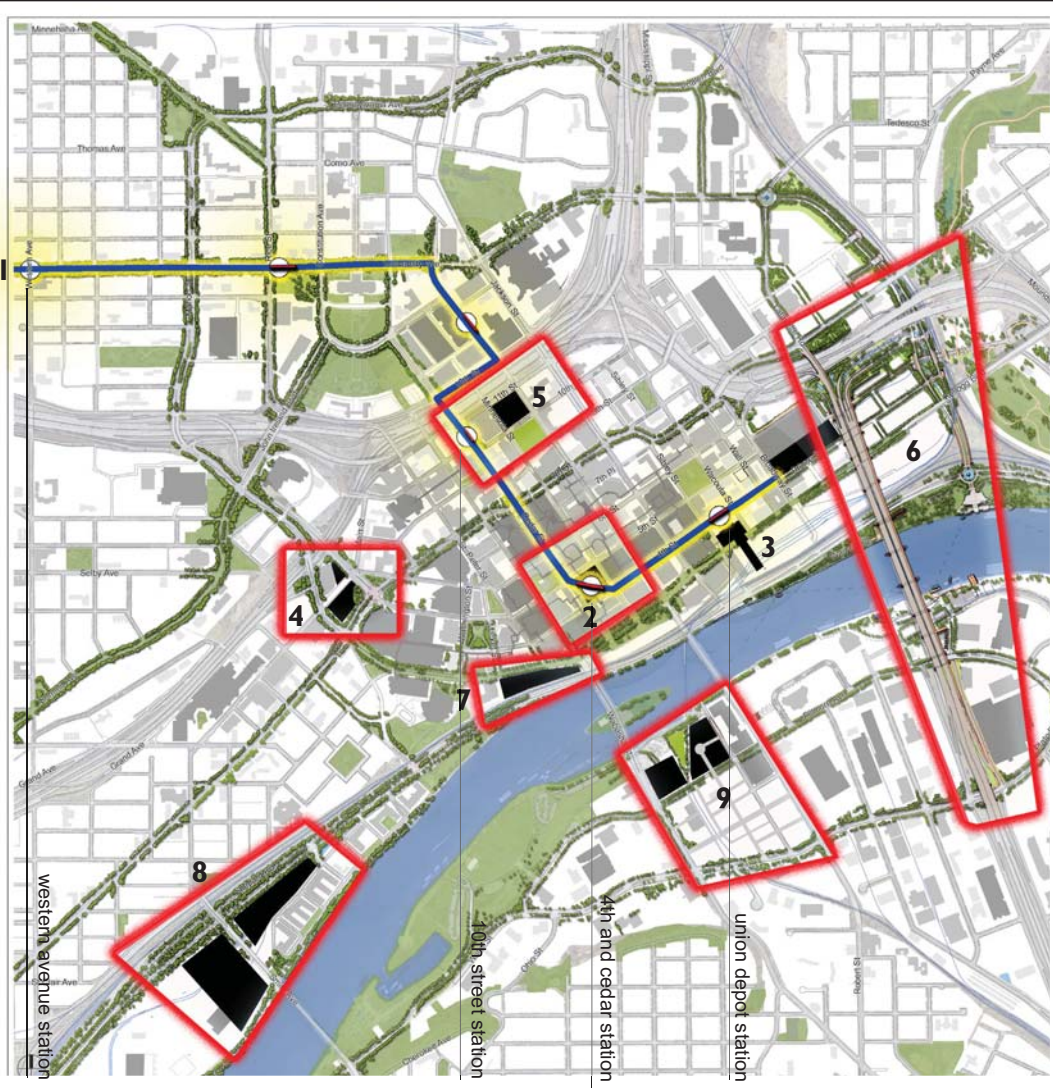


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## A Changing City

Saint Paul's vision for downtown, the riverfront and the Central Corridor is a legacy for the city's children, families, and workers. The vision represents our common values and gives us a road map to turning those values and our hopes and desires into reality. Saint Paul's residents, workers, and businesses have high expectations for their city's future.

Through the commitment and coordinated work of Saint Paul's development partners to achieve the vision for 2015, Saint Paul will continue to be the **Most Livable City in America**.

## More about Saint Paul:

- \$3 billion in downtown and neighborhood investment since 1998
- Recognized as one of **"America's Most Livable Communities"** by Partners for Livable Communities
- **AAA Bond Rating** from Standard & Poor since 2001
- 68,000 downtown employees; over 12,000 downtown residents
- **\$100 million annual economic boost** from the Xcel Energy Center, "X" named **NHL's top arena** by *Sports Illustrated*
- 23 colleges and universities enroll nearly 65,000 students each year
- Highly educated workforce: 60% have a Bachelor's degree or higher compared to 20% nationally
- **18,000 new jobs and nine new office buildings** have been added in downtown Saint Paul in the past 11 years



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